

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, May 7, 2007

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Plante, B. Ryan, G. Zimmer

Members absent: P. Kochenburger

Alternates present: M. Beal, L. Lombard

Alternate absent: B. Pociask

Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 8:39 p.m. He appointed Alternate Beal to act in Kochenburger's place.

Minutes:

4/16/07- Gardner MOVED, Ryan seconded, to approve the 4/16/07 PZC meeting minutes as written. MOTION PASSED with all in favor except Plante and Favretti who disqualified themselves.

Scheduled Business:

Zoning Agent's Report

A.- C. were noted. Hirsch updated the Commission that no new activity has occurred at the Hall site.

Site Modification Request: Regent Inn

Bhikhu Gandhi, owner of the Best Western Regent Inn, explained his plan to install a carport between a planting island and the entrance to the hotel check-in area (depicted on a 4/26/07 map.) Holt MOVED, Gardner seconded, that the Planning and Zoning Commission authorize the PZC Chairman and the Zoning Agent, to approve the 4/26/07 modification submitted by Bhikhu Gandhi, to construct a carport as described in the submission, and that through its authority under Art. X, Sec. A.4.d., the Commission has determined that the proposed, reduced front-yard setback is in compliance with the Architectural and Design Standards of Article X, Section S of the regulations. MOTION PASSED UNANIMOUSLY.

Stonewall Tavern, Site Plan Modification, 847 Stafford Road

Goodwin MOVED, Holt seconded, to receive the Site Plan Modification application (File #595) submitted by Stonewall Tavern, LLC, for a 14 x 17 foot deck with outdoor seating, on property located at 847 Stafford Road, owned by the Lucille John Trust, as shown on plans dated May 7, 2007, and as described in other application submissions, and to refer said application to the staff for review and comment. MOTION PASSED UNANIMOUSLY.

Public Hearing:

A. Special Permit Application, proposed gravel removal activity, 1090 Stafford Rd, K. Green, o/a File #1258

Chairman Favretti opened the Public Hearing at 8:48 p.m. Members present were R. Favretti, B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Plante, B. Ryan, G. Zimmer, and alternates

M. Beal and L. Lombard. Alternate Beal was appointed to act in Kochenburger's place. Padick read the Legal Notice as it appeared in the Chronicle on April 24 and May 2, 2007. He noted the 5-1-07 memo from Grant Meitzler, Assistant Town Engineer and a 5-3-07 memo from Gregory Padick, Director of Planning.

Steve Filip, surveyor, representing the applicant, submitted the return receipts for neighborhood notification. He indicated that the proposed gravel removal is intended to create a level pasture adjacent to the barn. The machinery to be used will be two dump trucks and a front-end loader. Erosion and sediment controls will be in place before excavation work begins. Seeding will occur after completion of grading, and no vehicle maintenance will be performed on the site.

Holt asked Filip to explain the proposed changes to the sheet flow. He pointed out on the map that the existing house, barn and shed are south of the proposed site work, and this excavation will eliminate the southerly sheet flow across that area. With the new grading it will flow southwest.

Favretti noted that there were no comments from the public.

Phil DeSiato was present and explained that a temporary driveway will be installed to remove the gravel from the site, and it will be restored to its original condition when the project is completed. The gravel will be trucked to DeSiato's business half a mile south of the site.

With no further comments or questions, Holt MOVED, Gardner seconded, to close the Public Hearing at 9:00p.m. MOTION PASSED UNANIMOUSLY. Gardner volunteered to work on a motion for the next meeting.

Old Business:

Subdivision Application, Glenn Terrace, Section 5, property at the eastern end of Ellise Road, Girard College Development Fund, o/a, File #750-3

Favretti disqualified himself. Vice Chairperson Goodwin presided, appointing Alternate Lombard to act in Favretti's place. (Alternate Beal had previously been appointed to act in the absence of Kochenburger.) Goodwin noted the supplemental reports from the Director of Planning, Assistant Town Engineer, and Eastern Highlands Health District. She asked if the applicant had any further comments to add, and Attorney Capossella noted for the record that PZC neighborhood notification was sent in conjunction with the IWA notification.

Goodwin then asked if any members of the PZC had questions or comments.

Goodwin and other members expressed concern that the neighbor's house on the southern end of Ellise Road would be facing the bridge, and that guardrails made of wood would be more appropriate than metal ones for this rural setting. It was acknowledged that wooden guardrails have been used safely and satisfactorily throughout the town. Filip noted that the plans propose Douglas firs as a visual buffer on the south side of the bridge site (indicated on sheet 2 of 4 on maps dated 4-30-07). He indicated that the proposed planting will shield the bridge from the neighbor's house.

Noting no further questions or comments, Goodwin volunteered to draft a motion for the next meeting.

Public Hearing:

Special Permit Application, Proposed sale of alcoholic liquor, Sukasame Thai Cuisine, Komkai Sukasame, applicant, 13 Dog Lane, File # 1073

Chairman Favretti opened the Public Hearing at 9:10 p.m. Members present were R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Plante, B. Ryan, G. Zimmer, and alternates

M. Beal and L. Lombard. Chairman Favretti appointed Alternate Beal to act in the absence of Kochenburger. Padick read the Legal Notice as it appeared in the Chronicle on April 24 and May 2, 2007. Padick noted the 5-2-07 report from the Director of Planning.

The applicant was present to answer questions. Favretti noted that there was no one in the audience who had questions or comments, and he asked for questions or comments from the Commission.

Zimmer questioned where loading of supplies takes place. He noted that passenger vehicles are frequently parked in the "loading zone" and asked how the applicant would control this illegal parking. Curt Hirsch, Zoning Agent, informed the Commission that it is not the tenant's responsibility to police the parking in the "loading zone", but it is the owner's responsibility. He added that he would notify the owners of the property about this issue, and he told Mr. Sukasame that, as a tenant, there should only be short term loading and unloading in that area.

Plante MOVED, Gardner seconded, to close the Public Hearing at 9:17 p.m. MOTION PASSED UNANIMOUSLY. Hall volunteered to draft a motion for the next meeting.

Old Business Continued...

Freedom Green Issues: request for release of escrow funds; authorization to begin Phase IV.C.

Padick summarized his 5-3-07 report and noted that developer and the Condo Association is working on the remaining issues and they are close to a resolution. He noted that no action is to be taken until the remaining issues have been addressed, and that more information is expected at the next meeting.

Discussion: Zoning for Pleasant Valley Road area (between Mansfield City Rd. & Mansfield Ave.)

Favretti opened the discussion and indicated that it is time to start considering possible alternatives for this issue. Gardner handed out pamphlets and highlighted information from Home Connecticut, a Partnership for Strong Communities, noting that some towns are eligible for some State reimbursements if they allow affordable housing to be built. Favretti reiterated the suggestion made by Jim Gibbons about the matter of preserving the prime agricultural lands, and he asked the Commission to consider, at a future meeting, asking the Town to purchase these parcels to be preserved as open space. In response to a question by Plante, Padick noted that the Public Works Department has no new road improvements planned for this area. Favretti suggested that Commission members review all information provided to date and be prepared to discuss this issue at a meeting in the near future.

Application to amend the Zoning Regulations; Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1256

Tabled to May 21st Continued Public Hearing.

Application to amend the Zoning Map to create a new Storrs Center Special Design District, Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1257

Tabled to May 21st Continued Public Hearing.

Potential Revisions to PZC/IWA Fee schedule

Tabled-Awaiting staff report.

Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions
Tabled and rescheduled for June 18th.

New Business:

1. 8-24 referral, proposed 2007/08 Capital Improvement Budget

Padick summarized his report and Commission members had no questions or comments. Hall MOVED, Holt seconded, that the PZC approve, subject to the condition below, the proposed 2007-08 Capital Improvement Program.

1. Several items are land-use-regulated and require PZC and/or IWA approvals before implementation. The PZC respectfully requests that the departments involved with land-use projects coordinate plans with the Director of Planning and Inland Wetlands Agent and that the Commission/Agency be given adequate time to thoroughly review and act upon final plans for all projects that require PZC or IWA approval.

MOTION PASSED UNANIMOUSLY.

2. Proposed Revisions to Mansfield's Park Regulations Re: Sponsorship signs

Padick summarized his memo and after a brief discussion the Commission members decided by consensus that they have no concerns or comments to forward to the Town Council.

3. University of Connecticut Draft Watershed and Wastewater Master Plan

Padick summarized his memo and answered questions from the Commission. He noted that no major sewer issues were identified. He indicated that no major water supply issues have been identified for existing uses, but added that there could be short-term supply issues during drought conditions, and that the study recommends a number of potential actions to address these drought situations.

Noting a May 25th deadline, Zimmer asked that Padick draft a letter to UConn in response and suggested that the letter emphasize potential reuses of wastewater for cooling systems, toilets and irrigation.

Reports of Officers and Committees:
None

Communications and Bills:
The agenda items were noted.

Adjournment:
Favretti declared the meeting adjourned at 10:19 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary